

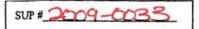
APPLICATION ADMINISTRATIVE

SPECIAL USE PERMIT

SPECIAL USE PERMIT # 2009-0033

ZONE:
2011.
VA 22312
accordance with the provisions of Article XI, Virginia.
erty owner, hereby grants permission to the ohotograph the building premises, land etc.,
erty owner, hereby grants permission to the olication is requested, pursuant to Article IV, Iria, Virginia.
erein provided and specifically including all ie, correct and accurate to the best of their naterials, drawings or illustrations submitted to the Director of Planning and Zoning on representations are clearly stated to be non- tial revision, pursuant to Article XI, Section ginia.
5/26/09
ignature Date
69-4738 (703)369-3653
one # Fax #
erpool@vfnlaw.com
Email address

PROPERTY OWNER'S AUTHORIZATION
As the property owner of, I hereby
(Property Address) grant the applicant authorization to apply for theuse asuse asuse)
described in this application.
Name: MRETIN HOWIE, EXEL. V. P. Please Print Please Plea
Address: 1921 My Harbours RO, VIENNAVA Email: M HOW GE C 905, ALORGERICA 22182
Signature: Date: 1/1/05
1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.
[X] Required floor plan and plot/site plan attached.
[] Requesting a waiver. See attached written request.
The applicant is the (check one): [] Owner [] Contract Purchaser [x] Lessee or [] Other:
State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent.
IYG Holding Co.
4-1-4 Shibakoen
Minato-Ku, Tokyo Japan 105
72.51% of common stock



other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?
[] Yes. Provide proof of current City business license
[] No. The agent shall obtain a business license prior to filing application, if required by the City Code.
NARRATIVE DESCRIPTION
3. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use. The description should fully discuss the nature of the activity. (Attach additional sheets if necessary.)
See Attached.

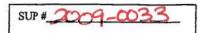
If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or

USE CHARACTERISTICS

M	
	a new use requiring a special use permit,
	an expansion or change to an existing use without a special use permit,
	an expansion or change to an existing use with a special use permit,
[]	other. Please describe:
Ple	ase describe the capacity of the proposed use:
A.	How many patrons, clients, pupils and other such users do you expect?
	Specify time period (i.e., day, hour, or shift).
_ A	pproximately 1,100 to 1,500 customers per day.
В.	How many employees, staff and other personnel do you expect?
	Specify time period (i.e., day, hour, or shift).
	Maximum of three employees per shift
	approximately seven employees total
Day	Hours: 24 Hours a day
_	
_	
Plea	ase describe any potential noise emanating from the proposed use.
Plea	
744	ase describe any potential noise emanating from the proposed use. Describe the noise levels anticipated from all mechanical equipment and patrons.
740	ase describe any potential noise emanating from the proposed use. Describe the noise levels anticipated from all mechanical equipment and patrons.
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A.	Describe the noise levels anticipated from all mechanical equipment and patrons. No significant noise beyond that generated by typical retail busines activities.
A.	Describe any potential noise emanating from the proposed use. Describe the noise levels anticipated from all mechanical equipment and patrons. No significant noise beyond that generated by typical retail busine activities. How will the noise be controlled?



Pleas	se provide information regarding trash and litter generated by the use.
, ,,,,,,	
A.	What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)
Тур	ical solid waste from small retail establishment (consisting largely
pap	er, cardboard and plastic).
B.	How much trash and garbage will be generated by the use? (i.e. # of bags or pounds day or per week)
Ap	proximately 32 yards of trash and 16 cubic yards of recyclables per
C.	How often will trash be collected?
One	ce a day pick ups
D.	How will you prevent littering on the property, streets and nearby properties?
Appli	cant will have employees pick up litter twice a day on property, wit
of th	ne store front entrance.
	ny hazardous materials, as defined by the state or federal government, be handled, storerated on the property?
[] Ye	as. [x] No.
• •	



00.70	iny organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing nt, be handled, stored, or generated on the property?
[] Y	es. [k] No.
If yes	, provide the name, monthly quantity, and specific disposal method below:
What	methods are proposed to ensure the safety of nearby residents, employees and patrons?
Sto	re will have closed circuit TV and monitored alarm system
-	
ОНОІ	SALES
оноі	SALES
OHO!	SALES Will the proposed use include the sale of beer, wine, or mixed drinks?
	Will the proposed use include the sale of beer, wine, or mixed drinks? [x] Yes [] No
	Will the proposed use include the sale of beer, wine, or mixed drinks? [x] Yes [] No If yes, describe existing (if applicable) and proposed alcohol sales below, including if the
	Will the proposed use include the sale of beer, wine, or mixed drinks? [x] Yes [] No If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.
	Will the proposed use include the sale of beer, wine, or mixed drinks? [x] Yes [] No If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Alcohol sales from 6AM to 12 Midnight

PARKING AND ACCESS REQUIREMENTS

Compact spaces Handicapped accessible spaces. Other. Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section \$-200A Does the application meet the requirement? I] Yes I] No. B. Where is required parking located? (check one) [X] on-site I] off-site If the required parking will be located off-site, where will it be located? ASE NOTE: Pursuant to Section 8-200 (C) of the Zoning Ordinance, commercial and industrial us provide off-site parking within 500 feet of the proposed use, provided that the off-site parking et al on land zoned for commercial or industrial uses. All other uses must provide parking on-site that off-street parking may be provided within 300 feet of the use with a special use permit. C. If a reduction in the required parking is requested, pursuant to Section 8-100 (A) (4) or of the Zoning Ordinance, complete the PARKING REDUCTION SUPPLEMENT. APPLICATION. I] Parking reduction requested; see attached supplemental form Please provide information regarding loading and unloading facilities for the use: A. How many loading spaces are available for the use? Planning and Zoning Staff Only Required number of loading spaces for use per Zoning Ordinance Section 8-200 Does the application meet the requirement?		5 (In Garage underneath building)
Planning and Zoning Staff Only Required number of spaces for use per Zoning Ordinance Section 8-200A Does the application meet the requirement? I 1 Yes: I 1 No. B. Where is required parking located? (check one) X		5 Standard spaces (In Garage, underneath building)
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	Where are off-street loading facilities located?
C.	During what hours of the day do you expect loading/unloading operations to occur?
Larg	e truck deliveries are scheduled to comply with the City's noise ordinar
D.	How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?
Onc	e a day
	glane, necessary to minimize impacts on traffic flow?
ЕСНА	RACTERISTICS
	RACTERISTICS e proposed uses be located in an existing building? [X] Yes [] No
Will th	
Will th	e proposed uses be located in an existing building? [X] Yes [] No
Will the	e proposed uses be located in an existing building? [] Yes [] No u propose to construct an addition to the building? [] Yes [] No
Will the Do you How la	e proposed uses be located in an existing building? [] Yes [] No u propose to construct an addition to the building? [] Yes [] No arge will the addition be? square feet.

End of Application

Sup 2009. 0033

ADMINISTRATIVE SPECIAL USE APPLICATION 7-Eleven, Inc.

504 John Carlyle Street, Alexandria

WRITTEN NARRATIVE May 27, 2009

7-Eleven, Inc. Proposes A Store At Carlyle Square

7-Eleven, Inc. ("7-Eleven" or "Applicant"), is the lessee of a portion of the property identified as "THE CONDOMINIUMS AT CARLYLE SQUARE," City of Alexandria Tax Map Parcel Number 073.04.0C.34. The area leased by 7-Eleven has the street address of 504 John Carlyle Street, Alexandria, Virginia (hereinafter "Store"). The Store is located in the south east quadrant of the intersection of John Carlyle Street and Ballenger Street, being the street level space in the north west corner of the recently constructed four story residential and retail condominium building.

The Store Can Be Administratively Approved

7-Eleven requests approval of an Administrative Special Use Permit (ASUP) to occupy, open, and operate a new use of a convenience store. This request is under the requirements of condition 102A of the Carlyle Master Plan Approval as amended June 12, 2004 (SUP2004-0028) that allows administrative approval by the director of Planning and Zoning for commercial activities that involve a high degree of pedestrian activity.

Under condition 102A the requirements of administrative approval of a commercial activity are:



SPECIAL USE APPLICATION 7-Eleven, Inc. 504 John Carlyle Street, Alexandria May 27, 2009 Page 2 of 4

Condition 102A The Requirements

How the proposed 7-Eleven, Inc. store complies

- 1. The use must provide goods or services to the general public.
- The 7-Eleven store is open 7 days a week, 24 hours a day selling a variety of goods, food, and beverages to the general public.
- 2. The business is consistent with the high quality requirements, design, and character of Carlyle
- The 7-Eleven store is located in the newly constructed Condominiums At Carlyle Square. There will be no alterations to the building facade.
- The primary entrance for the business shall open onto a public sidewalk or retail lobby or court.
- The 7-Eleven store entrance opens directly onto the sidewalk at the northwest corner of the residential and retail condominium building.
- 4. Exterior signage, oriented to the public sidewalk shall be provided
- Signage for the 7-Eleven store will be located over the sidewalk entrance oriented to the public sidewalk.
- 5. Windows shall not be opaque or otherwise obstructed. Well maintained window displays or open views into the tenant space shall be provided.
- The 7-Eleven store will have well maintained window displays or open views into the store.
- Pawn shops, laundromats, locksmiths, musical instrument repair, furniture upholstering shops are prohibited.

The 7-Eleven store is not a prohibited use.

The Store Is Consistent with the Zoning

The Store contains approximately 3,328 square feet of retail space located in the existing Condominiums At Carlyle Square building; the building was constructed in 2006. The Condominiums At Carlyle Square lie in the City of Alexandria Duke Street Coordinated Development District (CDD-1).

Sup 2009-0033

SPECIAL USE APPLICATION 7-Eleven, Inc. 504 John Carlyle Street, Alexandria May 27, 2009 Page 3 of 4

And The Neighborhood

The immediate area is a one comprised largely of street level commercial uses with

residential in the floors above the commercial uses. The Store is a new convenience store use to

be located in currently vacant space in the newly constructed condominium building. The Store

will provide a valuable, convenient, and walkable service to residents of the newly emerging

community in the immediate area.

The Store Generates Positive Pedestrian Activity

The 7-Eleven proposes a urban convenience retail store selling a variety of goods

including food and beverages. The Store is intended to provide quick and convenient shopping

and goods are typically purchased in small quantities by customers typically residing or working

in the immediate area. Food and beverages are purchased for consumption off premises. The

Store is proposed to be open 24 hours a day, 365 days a year, providing superlative "after hours"

walk-up convenience for the nearby residents and promoting legitimate pedestrian traffic during

period when other commercial activities may be dormant. The Store will have an A.B.C. license

for off premises sell of beer and wine between the hours of 6:00 a.m. and midnight.

The Store Will Not Alter The Building Façade

The Store building's existing façade is illustrated in the attached color photos. There will

be no facade improvements or changes other than approved signage. The standard color 7-

Eleven sign will be placed above the Store entrance.

Landscaping Will Be As Previously Approved

Because 7-Eleven is merely leasing space in an already approved building the landscape

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SUP 2009-0033

SPECIAL USE APPLICATION 7-Eleven, Inc. 504 John Carlyle Street, Alexandria May 27, 2009

Page 4 of 4

plantings and streetscape fixtures will be, and remain, as shown on the approved site plan for

"THE CONDOMINIUMS AT CARLYLE SQUARE".

The Previously Approved Site Plan Provides Parking

The approved parking as shown on the approved site plan for "THE CONDOMINIUMS

AT CARLYLE SQUARE," is adequate for the Store's level of operations. 7-Eleven is assigned

5 spaces in the parking garage located beneath the condominium building. The areas available

to the Store are labeled as "RED AREAS/ DESIGNATE RETAIL PARKING" as shown on the

attached exhibit.

Waste Management Will Be Provided

Trash generated is typical solid waste from a small retail establishment, largely consisting

of paper, cardboard and plastic. Trash is picked up by a private hauler once per day.

Store employees perform a minimum of two litter walks per day to pick up litter within 75 feet of

the Store entrance.

The 7-Eleven, Inc. Store Should Be Approved

With approval of the requested ASUP, the nature of the proposed convenience store use

and its scale of operations will be not only compatible with the neighborhood and the existing

uses in the surrounding area, but will provide an essential service to the emerging residential

commercial community.

V:\Company\7-Eleven\504 John Carlyle Rd - Alexandria City\2009_0526_No 504 John Carlyle Narrative_PJG.doc

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